

FOR SALE

DEVELOPMENT SITE WITH PLANNING PERMISSION



LAND AT RAINSOUGH BROW, PRESTWICH, MANCHESTER M25 9XW

- Approved full and implemented planning permission for 15 apartments (9x 2 beds, 6x 1 bed)
 - Attractive location with several residential schemes completed in recent years
 - 1.5 miles from Prestwich Village

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

LOCATION

The site fronts directly onto Rainsough Brow close to its junction with Kersal Vale Road and Agecroft Road (A6044). Midway between Manchester City Centre and the motorway network. The immediate surrounding area is a mixture of residential and retail with a number of amenities and facilities including local schools and Prestwich Golf Club within walking distance. Bury New Road is a short drive away and leads into Manchester City Centre situated 4 miles to the south. A number of high-end residential developments have been completed in the surrounding area recently including homes at Prestwich Golf course and Water Mill Gardens.

DESCRIPTION

A development opportunity comprising a freehold site extending to approximately 0.11 Hectares (0.26 Acres) benefitting from approved full planning permission for the construction of a four storey (plus undercroft parking) residential building consisting of 15 apartments. Under the consented plans the apartments would comprise a mixture of 9 x 2 bedrooms and 6 x 1 bedrooms (1 penthouse) ranging from 516 SQ FT to 850 SQ FT.

The planning application can be viewed using planning reference 2765 on the Bury Council planning portal, or by following this link [62765 | Demolition of existing public house and erection of 15 no. apartment building with basement parking and rear amenity area. | 51 Rainsough Brow, Prestwich, Manchester, M25 9XW \(bury.gov.uk\)](#)

TENURE

The property is held freehold under title numbers:

GM685531 & MAN241751

PURCHASE PRICE

Conditional and Unconditional Offers Invited.

DATALINK

A datalink will be available with various documents relating to the property which is available on request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson

Jack McCabe

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